

ATTACHMENT 3
RPC RESOLUTION

**A RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2008-02449-(1)
RELATING TO:
ZONE CHANGE NO. 201400005
PLAN AMENDMENT NO. 201400003
SPECIFIC PLAN NO. 201400001**

WHEREAS, Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800), and Chapter 22.16, part 2 of the County Code of the County of Los Angeles ("County") provides for the adoption of zone changes and amendments to County zoning regulations;

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for the adoption of an amendment to a jurisdiction's general plan;

WHEREAS, Article 8 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65450) provides for the adoption of a specific plan after a local jurisdiction has adopted a general plan, in order to provide for the systematic implementation of the general plan for all or part of the area covered by that general plan;

WHEREAS, the County proposed the East Los Angeles 3rd Street Plan ("3rd Street Plan") and Form-Based Code Specific Plan ("Specific Plan") for the 3rd Street Plan area located within the unincorporated community of East Los Angeles, also referred to as the "Project";

WHEREAS, the County proposed Zone Change No. 201400005 to rezone the Specific Plan area to the SP (Specific Plan) zone category, Plan Amendment No. 201400003 to designate the Specific Plan area to the SP (Specific Plan) land use category and to adopt the 3rd Street Plan, and Specific Plan No. 201400001 to create the Form-Based Code Specific Plan.

WHEREAS, the Regional Planning Commission of the County conducted a public hearing in the matter of Zone Change No. 201400005, Plan Amendment 201400003, and Specific Plan No. 201400001 on July 23, 2014 and August 6, 2014; and

WHEREAS, the Commission finds as follows:

1. The unincorporated community of East Los Angeles is within the First Supervisorial District of the County. It is bordered by the City of Los Angeles on the north and west, the cities of Monterey Park and Montebello on the east, and the City of Commerce on the south.
2. The Metro Gold Line East Side Extension was completed in 2009. Four new rail stations in the unincorporated area of East Los Angeles were added. The rail line extension has provided new transit options to the community, especially along the 3rd Street corridor. To complement the significant public investment that has been made, the County has undertaken a comprehensive planning effort to transform the area around transit to a vibrant pedestrian and transit oriented neighborhood. The area affected by this planning activity radiates approximately one half mile from the rail line in an area of approximately two and one-half gross square miles. It is bounded by Indiana Street to the west, Cesar E. Chavez Avenue to the north, Atlantic Boulevard and Margaret Avenue to the east, and Hubbard and 6th Streets to the south, and is delineated on the Regulating Plan Map ("Project Site"), as depicted in the Specific Plan.

3. To achieve the objectives of this planning, an amendment to the East Los Angeles Community Plan ("Community Plan"), adoption of a specific plan to replace zoning in the affected area with a new form-based development code, and zone changes to the County's zoning map to reflect that a specific plan now regulates zoning in the area is necessary.
4. Zone Change No. 201400005 is a proposal to rezone the Project Site from (R-1 (Single-Family Residential), R-2 (Two-Family Residential), R-3 (Limited Multiple Residence), R-3-P (Limited Multiple Residence Parking), R-4 (Unlimited Residence), and R-4-DP (Unlimited Residence Development Program), C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (Unlimited Commercial), C-3-DP (Unlimited Commercial Development Program), C-M (Commercial Manufacturing), and CPD (Commercial Planned Development), IT (Institutional), M-1 (Light Manufacturing), and O-S (Opens Space) to the Specific Plan (SP) zone category.
5. Plan Amendment No. 201400003 is a proposal to amend the General Plan Land Use Map, the Community Plan Land Use Map, and to amend the Community Plan to include the 3rd Street Plan as a part thereof.
6. Specific Plan No. 201400001 is a proposal to guide and regulate the future development of the 3rd Street Plan area with mixed uses along the primary arterial roads and to preserve the existing residential core in the proposed SP (Specific Plan) zone with a form-based code.
7. Compatibility with surrounding land uses will be ensured through the related Plan Amendment to Specific Plan, associated Mitigation Monitoring and Reporting Program, and the Form-Based Code.
8. The zone change to SP will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
9. On August 3, 2013, pursuant the Notice of Preparation (NOP) of the EIR, the Department of Regional Planning and the EIR consultant held an open house and scoping meeting to receive public comments related to the potential environmental impacts of the proposed Specific Plan. The open house was held from 10:00 a.m. to 12:00 p.m. in the community room at the East Los Angeles Public Library. Approximately 20 members of the public attended. There was a summary presentation of the Specific Plan as well as a discussion of the EIR process and scope, including the environmental topics that would be analyzed in the EIR. Various verbal and written comments were received during the NOP period and at the scoping meeting, which included topics related to traffic impacts to local, county, and state facilities; impacts to cultural resources; land use and density; railroad safety; landscape and design; bicycle lanes; libraries; sidewalk widths and street widening; and law enforcement services.
10. A notice of public hearing in the form of a legal advertisement, which included a notice of completion of a Draft EIR, was published in the *East Los Angeles Tribune* and *La Opinión*, newspapers of general circulation, on May 8, 2014, pursuant to Public Resources Code Section 21092.
11. A notice of completion of a Draft EIR and notice of public hearing was mailed to 1,043 addresses on May 12, 2014.

12. The public comment period for the Draft EIR began on May 15, 2014 and ended on July 1, 2014 (48 days). After the public comment period ended, a Final EIR was prepared with response to comments received during the public comment period. The EIR contains a summary of the potential environmental effects of the proposed Project, the recommended mitigation measures (MMs) that would reduce or avoid those effects, and the level of significance after mitigation. Implementation of the MMs, as detailed in each environmental analysis section presented in the EIR, would reduce most of the potentially significant impacts to a less than significant level. However, even with implementation of the MMs, the proposed project would result in the following significant and unavoidable impacts: air quality, greenhouse gas emission, noise, transportation/traffic, utilities/system services.
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15. The County, as Lead Agency, determined that Alternative 3 would be the environmentally superior alternative; however, Alternative 3 would not achieve most of the Project objectives. The proposed Project is intended to optimize the benefits of pedestrian-supportive and transit-oriented development along existing arterial roads and to maximize the revitalization of the Project area in light of the Metro Gold Line investment.
16. The Commission considered the environmental effects of the Project as shown in the EIR. Based on its consideration of the attached EIR, and on the basis of the whole record before it, the Commission finds that, except for impacts related to air quality, greenhouse gas emissions, noise, transportation/traffic, and utilities/system services, changes or alterations have been required in, and incorporated into, the Project that would avoid or substantially lessen the significant environmental effects identified in the EIR. For those impacts that cannot be avoided or mitigated to a level of less than significant, the Commission finds that substantial benefits resulting from the implementation of the Project outweigh the Project's unavoidable adverse effects on air quality, greenhouse gas emission, noise, transportation/traffic, utilities/system services.

17. The Commission finds that a Mitigation Monitoring and Reporting Program ("MMRP"), consistent with the conclusions and recommendations of the EIR, was prepared and that its requirements are incorporated into the provisions of the Specific Plan.
18. The MMRP, prepared in conjunction with the EIR, identified in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project with the exception of the significant and unavoidable impacts related to on air quality, greenhouse gas emission, noise, transportation/traffic, utilities/system services.
19. On June 12, 2014, a community open house was conducted from 5:30 p.m. to 6:30 p.m. where county staff and the EIR consultant were present to discuss the draft Specific Plan and Draft EIR. Approximately 30 members of the public were present. Immediately following the open house, a duly noticed public hearing was held at 6:30 p.m. before the Hearing Officer to receive testimony on the Draft EIR. There was a brief summary presentation of the project by staff and the EIR consultant. The presentation was followed by verbal testimony from eight members of the public.
20. On July 23, 2014, the Commission held a public hearing regarding the Specific Plan No. 201400001, Plan Amendment No. 201400003, and Zone Change No. 201400005. The Commission continued the public hearing to August 6, 2014. No testimony was given the public hearing session.
21. On August 6, 2014, the Commission closed the public hearing for the Specific Plan, Plan Amendment and Zone Change, and adopted a resolution recommending to the Board that the Board approve: (1) the 3rd Street Plan and Specific Plan; (2) amendments to the General Plan Land Use Policy Map and Community Plan Land Use Policy Map; (3) changes to the zoning designations of parcels within the East Los Angeles, Eastside Unit No. 1, Eastside No. 2, and Eastside Unit No. 3 Zoned Districts; and (4) amendment to the County zoning ordinance to establish a form-based development code. No testimony was given the public hearing session.
22. The Commission finds that proposed the 3rd Street Plan and Form-Based Code Specific Plan and the above explained plan amendments, zone changes and adoption of the plan and specific plan are necessary to achieve the planning objective that would create a transit oriented and pedestrian focused environment in the plan area.

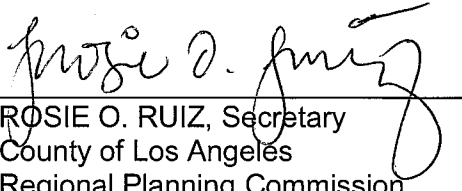
NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles:

1. Hold a public hearing to consider Plan Amendment No. 201400003, Zone Change No. 201400005, Specific Plan No. 201400001, and Final EIR SCH No. 2013071033;
2. Recommend that the Board certify the Final EIR in compliance with the California Environmental Quality Act and the State and Lead Agency guidelines related thereto and reflects the independent judgment of the Board;
3. Find that the Board has reviewed and considered the information contained in the Final EIR prior to approving the proposed zone change;
4. Determine that the significant adverse effects of the Project, as described in the Final EIR, have either been reduced to an acceptable level or are outweighed by specific social, economic, legal, technological or other considerations of the project as stated in the attached CEQA

Findings of Fact and Statement of Overriding Considerations for the project, which findings and statement are incorporated herein by reference;

5. Approve and adopt the Mitigation Monitoring and Reporting Program for the Project, included with the Final EIR and as modified to County format and implementation procedures, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring and Reporting Program as modified by the County is adequately designed to ensure compliance with the mitigation measures during project implementation;
6. Find that the zone change and specific plan are consistent with the goals, policies and programs of the General Plan and the East Los Angeles Community Plan with the adoption of Plan Amendment No. 201400003 by the Board;
7. Find that the public convenience, the general welfare, and good zoning practice justify the recommended zone change;
8. Find that the plan amendment is compatible with and supportive of the goals, policies and programs of the General Plan; and therefore;
9. Adopt Plan Amendment No. 201400003 which includes: a) amendment of the Land Use Policy Map of the General Plan and b) amendment to the Land Use Policy Map of the Community Plan and c) the adoption of the East Los Angeles 3rd Street Plan as a part of the Community Plan;
10. Adopt Zone Change No. 201400005 changing the zoning classification of the Project Site to Specific Plan (SP) as depicted on the attached Exhibit and described herein above;
11. Adopt Specific Plan No. 201400001 which contains the East Los Angeles 3rd Street Form-Based Code Specific Plan.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on August 6, 2014.


ROSIE O. RUIZ, Secretary
County of Los Angeles
Regional Planning Commission

VOTE:

Concurring: Valadez, Louie, Shell, Pedersen

Dissenting: None

Abstaining: None

Absent: Modugno

Action Date: August 6, 2014

PE:MC
8/21/14